

BILL NO. R-91-07-11

DECLARATORY RESOLUTION NO. R-24-91

A DECLARATORY RESOLUTION confirming the designation of a "Residentially Distressed Area" under I.C. 6-1.1-12-1 for property commonly known as Lafayette & Williams Streets- old Hanna School site.

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property as a "Residentially Distressed Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lots #212, 213, 214, 215, 216, 217, 218  
in Hamilton's Fourth Addition - Key #93-  
2916-5214

said property more commonly known as (Old Hanna School site).

WHEREAS, said project will be divided into 6 lots and a single family house will be constructed on each lot and sold to low and moderate income homeowners; and

WHEREAS, the total estimated project cost is \$300,000.00; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Housing and Neighborhood Development Services, Inc. concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution;



1           WHEREAS, if said Resolution involves an area that  
2 has already been designated an allocation area under I.C.  
3 36-7-14-39, The Fort Wayne Redevelopment Commission has  
4 adopted a Resolution approving the designation.  
5

6           NOW, THEREFORE, BE IT RESOLVED BY THE COMMON  
7 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

8           SECTION 1. That, the resolution previously  
9 designating the above described property, a "Residentially  
10 Distressed Area" confirmed in all respects.

11           SECTION 2. That the hereinabove described  
12 property is hereby declared as a "Residentially Distressed  
13 Area" pursuant to I.C. 6.1.1-12.1,, said designation to  
14 begin on the effective date of this Resolution and continue  
15 for a two (2) year period. Said designation shall terminate  
16 at the end of that two (2) year period.

17           SECTION 3. That, said designation of the  
18 hereinabove described property as a "Residentially  
19 Distressed Area" shall apply to a deduction of the assessed  
20 value of real estate improvements.

21           SECTION 4. The current year approximate tax  
22 rates for taxing units within the City would be:

23           (a) If the proposed project is not undertaken, the  
24 approximate current year tax rates for this site  
25 would be \$7.595561/\$100.

26           (b) If the proposed project is undertaken and no  
27 deduction is granted, the approximate current year  
28 tax rate for the sit would be \$7.595561/\$100 (the  
29 change would be negligible).

30           (c) If the proposed project is undertaken and a  
31 deduction of \$8,000 is assumed, the approximate  
32 current year tax rate for the site would be



\$7.595561/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new construction (or rehab) shall be for a period of 5 years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

SECTION 8. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Mark E. Quintz  
Council member

APPROVED AS TO FORM  
AND LEGALITY

J. Timothy McCaulay  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Steve Jurek, seconded by Gudd, and duly adopted, read the second time title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 23rd day of July, 1991, at 5:00 o'clock P.M., E.S.

DATED: 7-9-91 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Steve Jurek, seconded by Gudd, and duly adopted, placed on its passage. PASSED lost by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 7-23-91 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-34-91 on the 23rd day of July, 1991.

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of July, 1991 at the hour of 11:30 o'clock P.M., E.S.T.  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of July, 1991, at the hour of 2:15 o'clock P.M., E.S.T.  
PAUL HELMKE  
PAUL HELMKE, MAYOR



DIGEST SHEET

TITLE OF RESOLUTION Project Renew Tax Abatement

DEPARTMENT REQUESTING RESOLUTION Housing and Neighborhood Development Services, Inc.

SYNOPSIS OF RESOLUTION Project Renew is requesting tax abatement for the old Hanna

School site. The Redevelopment Commission will transfer ownership of the site to

the City and the City will transfer the ownership to Project Renew. Project Renew

will subdivide the site into six (6) lots and will build six new single family

houses on them. Lincoln National Bank will provide mortgage financing to six low

and moderate income families to purchase these homes which will be their primary

residence.

*03-91-07-11*

EFFECT OF PASSAGE Each family will save about \$45.00 each month in property taxes for the first five years of their mortgage. In some cases this will mean the difference between being able to qualify for a mortgage or not being able to for these families. This site has been a blighting influence on this neighborhood for the last twenty years. Construction of affordable single-family housing on this site will turn it into a neighborhood asset.

EFFECT OF NON-PASSAGE Some families may not be able to qualify for a mortgage to purchase the property.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Approximately \$16,200.00 in taxes will be abated during the five year period.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-91-07-11

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, REDD, BURNS

*hold until  
7/23 (until  
after public  
hearing)*

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the  
designation of a "Residentially Distressed Area" under I.C.  
6-1-1.12.1 for property commonly known as Lafayette & Williams  
Streets - old Hanna School site

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Mark E. Giaquinta*  
*Donald J. Schmidt*  
*J. Bradbury*

DATED: 7-23-91.

Sandra E. Kennedy  
City Clerk